THIS INSTRUMENT WAS PREPARED BY JOHN M. BARKSDALE, ATTORNEY, SEVENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENN. 37219.

WARRANTY DEED BOOK 4981 PAGE 359

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL NUMBERS
H. G. HILL COMPANY 2995 Sidco Drive Nashville, Tenn. 37204	Same	6DA-36181, Map 132-4, Parcel 2; Map 118-15, Parcel 13

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED and NO/100 ($757,500.00) DOLLARS, cash in hand paid by H. G. HILL COMPANY, a Tennessee corporation, the receipt of which is hereby acknowledged, H. G. HILL REALTY COMPANY, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said H. G. HILL COMPANY, its successors and assigns, two adjoining tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: Land in the Sixth Civil District of said County and State, more particularly described according to a survey by Barge, Waggoner and Sumner, Engineers, dated September 25, 1959, as follows:

Beginning at a spike in the center line of an existing road known as Armory Avenue, said spike being north 87° 14' west 1534.38 feet from the intersection of said Armory Avenue with Sidco Drive; thence north 2° 46' east 450.0 feet to an iron pin, said line being 30 feet east of and parallel to an existing paved street; thence south 87° 14' east 630.0 feet to an iron pin; thence south 2° 46' west 450.0 feet to the center line of Armory Avenue; thence north 87° 14' west 630.0 feet to the point of beginning, containing 6.51 acres, more or less.

Being the same real property conveyed to International Electronics Industries, Inc., by deed from Cumberland Construction Company, Inc., of record in Book 3035, page 475, Register's Office for said County, said International Electronic Industries, Inc., merged with Standard Pressed Steel Co. and became known as Standard Pressed Steel Co., as set out in instrument of record in Book 3263, page 1, said Register's Office, and the same property conveyed to H. G. Hill Realty Company by deed of Standard Pressed Steel Co., of record in Book 4103, page 543, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Land in the Sixth Civil District of Davidson County, Tennessee, described partly according to a survey made by Barge, Waggoner & Sumner, Engineers, May 6, 1960, and partly according to a survey made by James L. Murphy, Jr., and Company, August 13, 1965, as follows:

Beginning at an iron pin on the northerly margin of Armory Avenue at the intersection of the western boundary

line of the property conveyed to Foster and Creighton Company by deed from G. F. Cole, Trustee, et al, of record in Book 2962, page 573, Register's Office for said County, and the northerly margin of said Armory Avenue, said point being south 87° 14' east 30 feet from the center of pavement of Old "G" Avenue; thence with the northerly margin of said Armory Avenue north 87° 14' west 121.97 feet to the beginning of a curve; thence around said curve with a radius of 50 feet northwestwardly 52.31 feet to the easterly margin of Powell Avenue; thence with said Avenue north 27° 17' 14" west 1073.04 feet to the southwest corner of the property conveyed to Belz Investment Company by deed from National Dairy Products Corporation, of record in Book 3939, page 78, said Register's Office; thence with said Belz Investment Company's southerly boundary line south 87° 14' east 921.87 feet to its southeast corner; thence south 2° 46' west 528.72 feet to the northerly boundary line of said Foster and Creighton Company's property; thence with said line nortn 87° 14' west 219.15 feet to an iron pin; thence with the westerly boundary line of said Foster and Creighton Company's property south 2° 46' west 425 feet to the beginning, containing 12 acres, more or less.

Being part of the real property conveyed to National Dairy Products Corporation, by deed from G. F. Cole, Jr., Substitute Trustee, of record in Book 3102, page 435, said Register's Office, and being the same property conveyed to H. G. Hill Realty Company by deed of National Dairy Products Corporation of record in Book 4296, page 387, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said tract, or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. G. Hill Company, its successors and assigns, forever.

H. G. Hill Realty Company does further covenant with the said H. G. Hill Company, its successors and assigns, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinafter set out.

And H. G. Hill Realty Company does further covenant and bind itself, and its successors, to warrant and forever defend the title to said land to the said H. G. Hill Company, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed and the covenants and warranties herein contained shall also be subject to zoning laws or ordinances and all restrictions, covenants, and easements now running with the land, or with respect to said land, including but not limited to the following if applicable to the land herein conveyed:

(a) Easement and right-of-way for 12-inch water line and sanitary sewer line shown by survey of James L. Murphy, Jr., and Company, dated August 13, 1965.

(b) Perpetual easements for the use of all of the water and sewage systems, etc., as set out in deeds of record in Book 2271, page 473, Book 2294, page 17, Book 2486, page 314, Book 2707, page 619, Book 2962, page 573, and Book 3102, page 435, said Register's Office.

(c) Perpetual easements for the use of all of the water and sewer systems, etc., as set out in deeds of record in Book 2271, page 473, Book 2294, page 17, Book 2486, page 314, Book 2707, page 619, Book 2962, page 573, and Book 3102, page 446, said Register's Office.

(d) The easement rights of the City of Nashville as set out in deed of record in Book 3102, page 446, and Book 3102, page 435, Register's Office for Davidson County, Tennessee, and the rights in the City of Nashville to the water mains and equipment appurtenant thereto transferred to the City of Nashville by DeWitt Carter, Trustee, by instrument of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee, which rights, however, are subject to and shall remain subject to the present rights of H. G. Hill Realty Company, grantee of National Dairy Products Corporation, and the grantee under this deed, H. G. Hill Company, as the successor in interest to National Dairy Products Corporation and H. G. Hill Realty Company, to relocate any of said mains and easements which were retained by the grantor in deed to the City of Nashville in Book 2244, page 611, Register's Office for Davidson County, Tennessee.

(e) Rights reserved with reference to uranium, thorium, and all other materials essential to production of fissionable materials as fully set out in deed to DeWitt Carter, Trustee, dated July 8, 1953, filed July 9, 1953, and recorded in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

(f) Any discrepancies, conflicts, encroachments or shortages in areas and boundaries which a correct survey would show.

Grantor, H. G. Hill Realty Company, does further hereby transfer, assign and vest in grantee, H. G. Hill Company, its successors and assigns, all rights that grantor has or may hereafter have in and to all easements and in and to water mains or sewers, in, on or under the above described land, including but not limited to the exclusive right and privilege in grantee, its successors and assigns, to tap or connect to same and grantee, its successors and assigns, shall have any and all rights to move the sewers and water mains now vested in grantor and to enforce any and all assignable rights of grantor with respect to building restrictions and covenants running with the land, including but not limited to such provisions contained in the deed from National Dairy Products Corporation to Belz Investment Company of record in Book 3939, page 78, Register's Office for Davidson County, Tennessee, and any amendment thereto, if any, it being the intent and purpose hereof that all such rights, if transferable,

shall be vested in grantee, H. G. Hill Company, its successors and assigns.

IN TESTIMONY WHEREOF, H. G. Hill Realty Company has caused these presents to be executed by its duly authorized President and attested by its duly authorized Secretary and has caused its corporate seal to be hereunto affixed, this the 17th day of December, 1975.

D29103

IDENTIFICATION REFERENCE
DEC 19 2 04 PM '75
DAVIDSON COUNTY, TENN.

H. G. HILL REALTY COMPANY

By _____
President

ATTEST:

_____
Secretary

DEC19'75 CONV * ~~.00~~ 757,500.00
DEC19'75 S'TAX B* 1,969.50
DEC19'75 PR'FEE B* .50
DEC19'75 W'DEED B* 8.00 * 1,978.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HORACE G. HILL, JR., and H. R. FLINTOFF, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of the H. G. HILL REALTY COMPANY, the within named bargainor, and that they, as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of H. G. HILL REALTY COMPANY, by HORACE G. HILL, JR., signing the name of H. G. HILL REALTY COMPANY thereto by himself as President, and by H. R. FLINTOFF, attesting to the execution of the foregoing instrument by himself as Secretary, and by affixing the corporate seal thereto.

WITNESS MY HAND and official seal at Nashville, Tennessee, this the 17th day of December, 1975.

_____
NOTARY PUBLIC

My commission expires:
JIMMIE D. PERRY
NOTARY PUBLIC — STATE OF
My Commission Expires
February 21, 1979

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $757,500.00.

_____
AFFIANT

Subscribed and sworn to before me this 17th day of December, 1975.

_____
Notary Public

JIMMIE D. PERRY
NOTARY PUBLIC — STATE OF
My Commission Expires
February 21, 1979

My commission expires: _____